



# PLANNING & ZONING COMMISSION

## AGENDA REQUEST

AGENDA OF:	12/11/07	AGENDA REQUEST NO:	VD
INITIATED BY:	RUTH LOHMER, PLANNER II <i>RL</i>	RESPONSIBLE DEPARTMENT:	PLANNING
PRESENTED BY:	RUTH LOHMER, PLANNER II	ASSISTANT PLANNING DIRECTOR:	DOUGLAS P. SCHOMBURG, AICP <i>D.P.S.</i>
		ADDITIONAL DEPARTMENT HEAD (S):	N/A
SUBJECT / PROCEEDING:	CONDITIONAL USE PERMIT (CUP) TO DEVELOP A HOTEL IN THE BUSINESS OFFICE (B-O) DISTRICT PUBLIC HEARING; DISCUSSION AND DIRECTION		
EXHIBITS:	SUPPLEMENTAL INFORMATION, VICINITY MAP, AERIAL PHOTO, SITE PHOTOS, APPLICATION, CONCEPTUAL SITE PLAN, PLAT EXCERPT, HEARING NOTICE		
CLEARANCES		APPROVAL	
LEGAL:	N/A	DIRECTOR OF PLANNING:	SABINE SOMERS-KUENZEL, AICP <i>AK</i>
RECOMMENDED ACTION			
Discussion and direction from the Commission following the Public Hearing.			
EXECUTIVE SUMMARY			
<p>This is a request for a Conditional Use Permit (CUP) from Marriott Spring Hill Suites to develop a hotel in the Business Office (B-O) district. The hotel is proposed to be located within an overall tract of 4.34 acres that is to be replatted to an approximately 2.86 acre site. The vacant property is on the west side of Century Square Blvd. to the south of US Highway 90A and immediately south of the existing mini-storage warehouses. The following report contains a preliminary analysis of the request and additional information, including a conceptual site plan. We are including information from the most recent hotel case that came before the Commission and Council, as a part of the Crossing at Telfair Planned Development (PD) District in 2006. Also included is preliminary research regarding general items to consider related to limited-service hotels, and potential safeguards that could be put in place to mitigate unwanted and unintended impacts.</p> <p>Based on the feedback from the Public Hearing and Commission direction, a formal staff recommendation will follow when the item comes before the Commission for Consideration and Action. We have included points for consideration within the attached materials.</p>			
File No. 8816			

**EXHIBITS**

**STAFF REPORT:**

**PRELIMINARY ANALYSIS:**

**DEVELOPMENT CODE PROVISIONS FOR CONDITIONAL USE PERMITS:**

**Sec. 2-22. Standard of Review**

In reviewing the application, the Commission and Council will consider the impact the proposed use would have on surrounding premises and the community, including traffic, noise, and property values; any conditions or restrictions that could mitigate any adverse impact; and other matters that are relevant to a determination of whether the use would be a compatible and appropriate use of the premises.

**Sec. 2-23. Conditions**

The Commission may recommend, and the Council may impose, reasonable conditions and restrictions in the granting of a permit to mitigate any adverse impacts of the proposed use. The conditions must be specified in the ordinance approving the permit.

**GENERAL SITE INFORMATION AND ANALYSIS:**

The following is a summary of general site information.

<b>Adjacent Zoning</b>	<b>North:</b>	<b>General Business (B-2)</b>
	<b>South:</b>	<b>Business Office (B-O)</b>
	<b>East:</b>	<b>General Business (B-2)</b>
	<b>West:</b>	<b>Business Office (B-O)</b>
	<b>Site:</b>	<b>Business Office (B-O)</b>
<b>Adjacent Land Use</b>	<b>North:</b>	<b>Storage Choice Sugar Land</b>
	<b>South:</b>	<b>Vacant</b>
	<b>East:</b>	<b>Two Sugar Creek Center (Office building)</b>
	<b>West:</b>	<b>Retail</b>
	<b>Site:</b>	<b>Vacant</b>

**PRELIMINARY ANALYSIS:**

***Case Overview:***

Marriott Spring Hill Suites has submitted a request for a Conditional Use Permit to develop a hotel on a 2.862 acre site located on the west side of Century Square Blvd to the south of US Highway 90A and the existing mini-storage warehouses. The vacant site is located within the Business Office (B-O) District, which requires a Conditional Use Permit for use as a Hotel under SIC Code #7011, Hotels and Motels.

The hotel will be a four story building with 110 rooms. The applicants have indicated that the hotel design will feature rooms accessed only by an interior hallway. The hotel is anticipated to have a continental breakfast area adjacent to the lobby. This location within the Business Office District requires the building to meet the city building finish standard ratio of 85% Primary Materials of either brick, glass, or stone, or combination thereof. The property is surrounded by General Business (B-2) to the north and east, and by Business Office (B-O) to the south and west.

The conceptual site plan shows 117 parking spaces, meeting the requirement for hotels under the Development Code. The facility will access Century Square Blvd., which has sufficient capacity to handle the additional traffic created by the hotel, as well as any future office development that may occur north of the site.

***Compatibility with area and Comprehensive Plan:***

A hotel is allowed with a Conditional Use Permit in the Business Office district. The site proposed is adjacent to other vacant land zoned for Business-Office uses. Due to recent trends in the hotel development, both positive and negative, we are recommending that the Commission consider specific measures that can help to ensure quality and safety for the hotel and adjacent properties. Staff is providing additional information below that can be used to assist in evaluating this Conditional Use Permit. We anticipate providing additional research at the time of the Consideration and Action portion of this case.

**General Considerations for Hotel Sites and Limited Service Hotels:**

**Limited Service Hotels and Related:**

- Could have issues with long-term viability and maintenance
- Can affect surrounding properties negatively over time
- Some cities have defined these types of hotels, but COSL Dev. Code currently does not

***Regulatory Examples-***

--City of Garland, Tx. requires that limited service hotels have at least one meeting room of at least 700 sq. feet, with a sink and coffee bar. Also required is a swimming pool of at least 800 sq. feet of surface area.

--City of Arlington, Tx. requires 24 hour management on site, a lobby of at least 150 square feet, and daily maid service for limited service hotels.

**Minimum Number of Guest Rooms: (Typical Issue with Limited Service Hotels)**

- Small hotel / motel sites can have greater issues with security and long-term quality and viability
- Security can be an issue with these types of layouts

***Regulatory Examples-***

--City of Garland, Tx. requires a minimum of at least 65 guest rooms for limited service hotels. Limited service hotels are generally described as not having a full-service restaurant or conference facilities on-site.

**Room Orientation (interior vs. exterior access): (Typical Issue with Limited Service Hotels)**

- Older-style hotels / motels have featured rooms accessed from exterior of building including open porches and balconies
- Security can be an issue with these types of layouts

- Long-term quality issues with maintenance and durability of site

***Regulatory Examples-***

- City of Stafford, Tx. requires all new hotel sites to have rooms accessed from an internal hallway that is reached from an interior lobby only (New ordinance passed Sept. 2007)
- City of Garland, Tx. requires access from an interior hallway
- City of Sugar Land City Council determined that a room layout accessed from an interior hall only should be a requirement for the hotel site within the Crossing at Telfair Planned Development (PD) District (Oct. 2006)

**On-site parking of large trucks and trailers:**

- Site layout not suited for large trucks or trailers for parking
- Compatibility issue with adjacent business office District or retail and service uses
- Could disrupt parking spaces and circulation areas

***Regulatory Examples-***

(First Crossing PD District Ordinance in 2000)

- Overnight parking of trucks with more than two axles and trailers are prohibited
- Overnight parking of Recreational Vehicles and campers (as defined by the Dev. Code) are prohibited

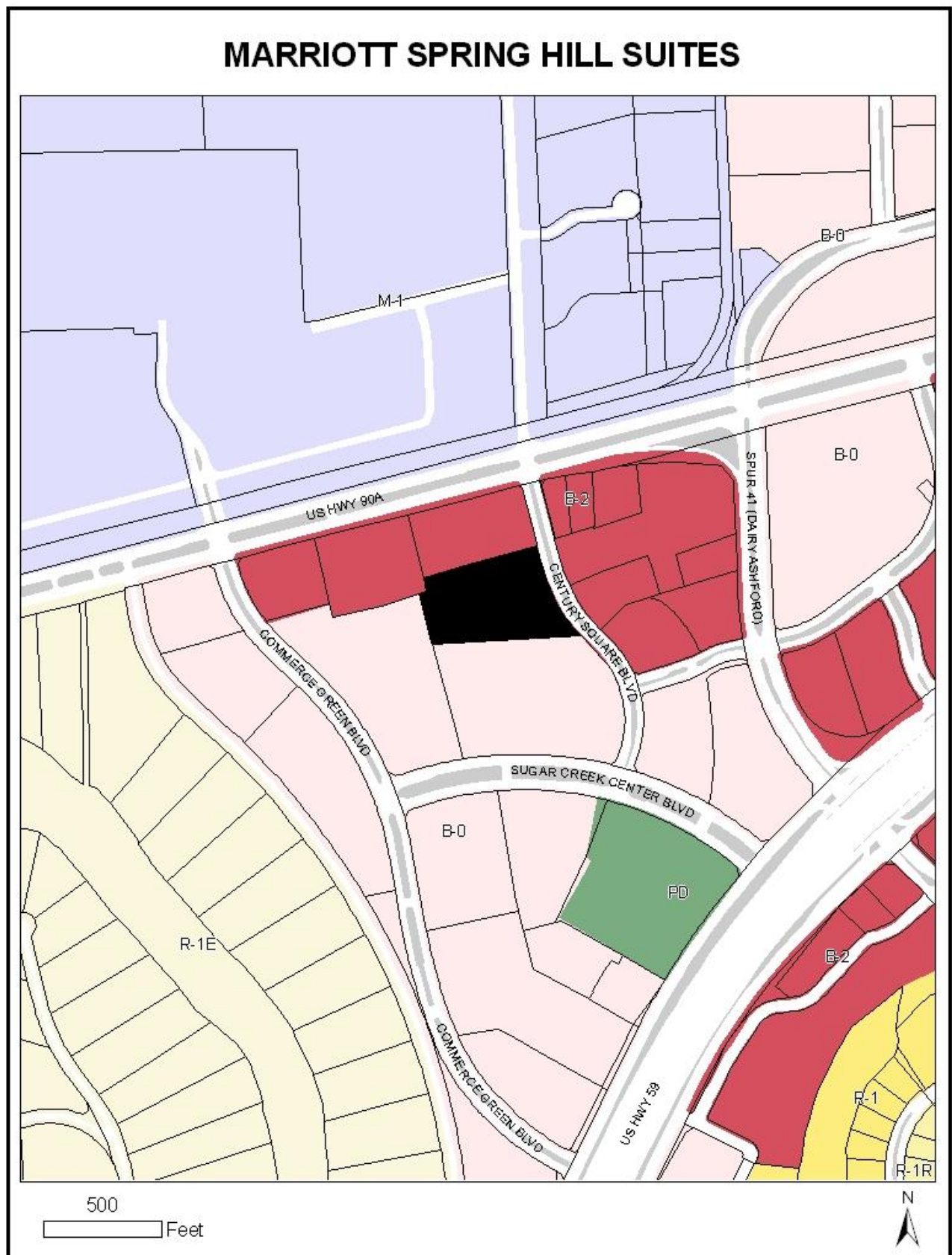
**PUBLIC HEARING:**

The Notice of Public Hearing was published in a newspaper of general circulation and on the City of Sugar Land internet home page. All property owners within 200' of the property were also notified. At the time of writing this report, we have received one informational inquiry on the CUP.

**POINTS FOR CONSIDERATION:**

- Consideration of intensity and compatibility with proposed and existing surrounding uses
- Examination of proposal with Business-Office District
- Regulation preventing potential for future adverse impacts over time

Vicinity Map:





Aerial:

## MARRIOTT SPRING HILL SUITES



500

Feet





## **Pictures of the Site:**

***View looking north:***



***View looking east:***



***View looking south:***



***View looking west:***



Application:



OCT 29 2007

PLANNING DEPARTMENT  
CONDITIONAL USE PERMIT OR REZONING APPLICATION

Please type or print the following information & Return your submittal to the Planning Department, City Hall, 2700 Town Center Blvd. North, Sugar Land, TX 77479, Attention: Development Review Coordinator

**Applicant**

Contact Kelly R. Kaluza & Associates, Inc. c/o Llarance Turner  
Address 3014 Avenue I, Rosenberg, Texas 77471  
Phone 281-341-0808 Fax 281-341-6333  
Email lturner@kellykaluza.com

**Owner**

Contact W O C Group, Inc.  
Address Post Office Box 770203, Houston, Texas 77215-0203  
Phone 317-356-4000 Fax 317-356-4004  
Email spatel@midwesthospitality.com

Property Legal Description 4.343 Acres out of Reserve "B-1" See Attached

Lot n/a Block n/a Subdivision Sugar Creek Center Reserve "B-1"

Current Zoning District office Proposed Zoning District, if applicable n/a

If this is a CUP application: ☐ new building ☐ existing building

Proposed Use (CUP only) Marriott Spring Hill Suites

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT and the undersigned is authorized to make this application. This application expires six months from the date stamped as received by the Planning Department if no action has been taken by the Planning and Zoning Commission on this request.

X Llarance L. Turner

Signature of Applicant

10-29-07

Date

**Submittal Requirements (Submittal Deadline is Monday at 3:00 p.m.):**

- ☐ Three (3) copies of the completed application
- ☐ Check for \$1,000.00 (non-refundable) \$400 if CUP is in Mixed Use Conservation (MUC) District
- ☐ Metes and bounds of the site or county slide number of plat, if recorded
- ☐ Two (2) 24" x 36" blue-line copies and two (2) 11" x 17" copies of the CUP layout plan or the property to be rezoned, including a vicinity map and north arrow on each copy
- ☐ Two (2) copies of a letter stating the applicant's request and addressing issues relating to a CUP including traffic circulation, parking, plan of operation, and other pertinent information
- ☐ Names and mailing addresses of all property owners and tenants within 200 feet of site, including owner and applicant



**Letter from Applicant:**

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**KELLY R. KALUZA & ASSOCIATES, INC.**

**Consulting Engineers & Surveyors**

**3014 Avenue I, Rosenberg, Texas 77471**

**(281) 341-0808 ■ FAX (281) 341-6333**

**RECEIVED**

**OCT 29 2007**

**PLANNING**

October 29, 2007

Ms. Gretchen Pyle  
City of Sugar Land  
2700 Town Center Boulevard North  
Sugar Land, Texas 77479

**RE: Conditional Use Permit - 4.343 Acres out of Reserve "B-1" of Partial Replat of Sugar Creek Center Reserve "B", City of Sugar Land, Fort Bend County, Texas**

Dear Ms. Pyle:

Pursuant to the requirements listed in the Conditional Use Permit Application, please accept this correspondence as our request to be placed on the agenda of the next Planning & Zoning meeting. The following information is enclosed for your review:

1. Three (3) copies of the completed application.
2. Check for \$1,000.00 for submittal fee.
3. Two (2) 24" X 36" copies of the site plan.
4. Two (2) 11"X17" copies of the site plan.
5. One (1) list of all property owners within 200 feet.
6. One (1) copy of the trip generation summary.
7. Preliminary proposed building elevations.
8. Metes and Bounds description of project site.

The property consists of 4.343 acres of land to be used for Marriott Spring Hill Suites. The suites will consist of 4 stories and 110 rooms. At the present, we do not foresee any issues relative to traffic circulation, parking or plan of operation. Should you have any questions, please contact me.

Cordially,

KELLY R. KALUZA & ASSOCIATES, INC.



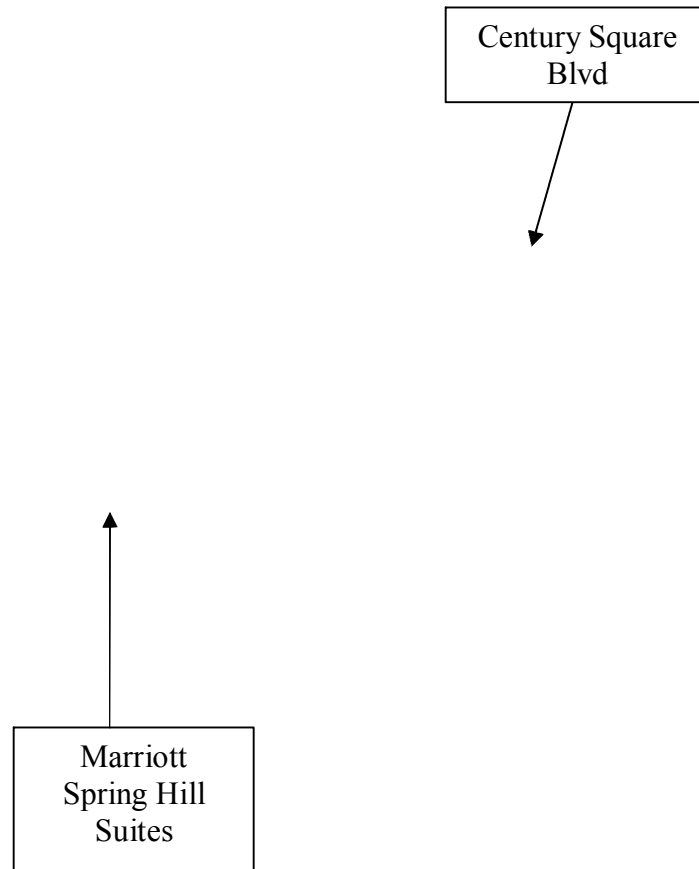
Llarance L. Turner, R.P.L.S.

LLT/lao

Enclosures

cc: Sanjay Patel  
David Simons  
WOC Group Inc.

## Conceptual Site Plan, 2007:



### Site Details:

- **2.862 acres**
- **110 rooms**
- **115 parking spaces provided, 113 required:**
  - **1 space/guest room: 110 spaces**
  - **1 space/2 employees: 6 employees = 3 spaces**

**Excerpt from Recorded Plat:**

**LEGAL DESCRIPTION:**

**2.862 ACRES OUT OF 4.34 ACRES OF PROPERTY DESCRIBED AS RESERVE "B-1" IN PARTIAL REPLAT OF SUGAR CREEK CENTER RESERVE "B", FBCC PLAT FILE NO. 9723926.**



**Legal Notice:**

**NOTICE OF PUBLIC HEARING**

**NOTICE OF PUBLIC HEARING REGARDING A REQUEST FOR A CONDITIONAL USE PERMIT FOR A HOTEL IN THE BUSINESS OFFICE (B-O) DISTRICT, 4.343 ACRES OUT OF PROPERTY DESCRIBED AS RESERVE "B-1" IN PARTIAL REPLAT OF SUGAR CREEK CENTER RESERVE "B", FBCC PLAT FILE NO. 9723926, FURTHER IDENTIFIED AS PROPERTY ON THE WEST SIDE OF CENTURY SQUARE BLVD, TO THE SOUTH OF US HWY 90A, LOCATED IN THE BROWN AND BELKNAP LEAGUE, A-15, FORT BEND COUNTY, TEXAS.**

**PURPOSE:** One (1) public hearing shall be held at which all persons interested in the proposed conditional use permit (CUP) request shall be given an opportunity to be heard.

**WHERE:** CITY OF SUGAR LAND CITY COUNCIL CHAMBER  
CITY HALL  
2700 TOWN CENTER BOULEVARD NORTH  
SUGAR LAND, TEXAS

**WHEN:** CITY OF SUGAR LAND  
PLANNING AND ZONING COMMISSION MEETING  
7:00 P.M., DECEMBER 11, 2007

**DETAILS OF THE PROPOSED CONDITIONAL USE PERMIT MAY BE OBTAINED BY CONTACTING THE CITY OF SUGAR LAND PLANNING OFFICE AT (281) 275-2218 OR BY EMAIL AT [PLANNING@SUGARLANDTX.GOV](mailto:PLANNING@SUGARLANDTX.GOV). THE PLANNING OFFICE IS OPEN MONDAY THROUGH FRIDAY FROM 8:00 O'CLOCK A.M. TO 5:00 O'CLOCK P.M., AND IS LOCATED AT CITY HALL, 2700 TOWN CENTER BOULEVARD NORTH, SUGAR LAND, TEXAS. PLEASE CONTACT US IF YOU WISH TO SET UP AN APPOINTMENT TO GO OVER ADDITIONAL DETAILS IN PERSON.**